

JOINT REVIEW BOARD
Tuesday May 24, 2022

A meeting of the Joint Review Board was called to order at 1:00 p.m. by City Administrator Van Lieshout in Council Chambers, City Hall, 421 Michigan Street.

Roll call: Members present were City Representative Joshua Van Lieshout, Door County Representative Ken Papich per zoom. NWTC Representative Bob Mathews per zoom, Southern Door School Representative Chris Peterson and Public Member Bill Chaudoir per zoom. Also present were Community Development Director Marty Olejniczak, Finance Director/City Treasurer Valerie Clarizio, Planning/Zoning Administrator Sullivan-Robinson, Robert W Baird Representative Brian Ruechel and Office Accounting Assistant II Tricia Metzger.

Approval of the Minutes from April 26, 2022: Moved by Mr. Chaudoir, seconded by Mr. Papich to approve the minutes for April 26, 2022. Carried with Mr. Mathews abstaining.

Review and discussion of the proposed Project Plan and Boundary for Tax Incremental District No.7.

Community Development Director Olejniczak stated this final draft of the project plan is similar to the initial plan presented at the April 26th meeting. The Council approved a more conservative proforma scaling back some of the projects, including park improvements and street construction. The total spending was reduced by \$200,000, improving the proforma to close the district a year early.

This is a single parcel tax increment district, the first in the Southern Door School District for a multi-family housing development. What the City would spend toward improvements is linked to this development, unlike other TIDs' where development is more speculative. Spending for TID #7 is based on when the 96-unit development happens. Both the Plan Commission and Council have unanimously approved the project plan.

Mr. Olejniczak commented, that during the last meeting in April discussions were held regarding the expansion of the district. However, there is a private road located south that is in the Town of Nasewaupsee. Upon conversations with the Department of Revenue, the City cannot expand the boundary continuous across this private road but can wrap around the road. If there is development in the future it is possible to create a separate TID or expand at that time.

Approval of the Joint Review Board Resolution creating TID No. 7: Moved by Mr. Papich, seconded by Mr. Chaudoir to approve the Joint Review Board resolution formally creating Tax Incremental District No. 7. Carried.

Adjourn: Moved by Mr. Mathews, seconded by Mr. Chaudoir to adjourn. Carried. The meeting adjourned at 1:07p.m.

Respectfully submitted,

Tricia Metzger
Office Accounting Assistant II